



Design Review Board Staff Report

TO: DESIGN REVIEW BOARD

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MEETING DATE: JULY 19, 2012

SUBJECT: ST12-08: FOUR PLANS (6401, 6402, 6403 AND 5804) BY WOODSIDE HOMES IN LYON'S GATE, PHASE 7.

AND STRATEGIC INITIATIVE: Community Livability

The four plans proposed by Woodside Homes meet the intent of the Gateway Area Traditional Neighborhood Design Guidelines by incorporating design elements that promote social interaction at the street frontage.

REQUEST

ST12-08: Approval of four (4) new plans (6401, 6402, 6403 and 5804) by Woodside Homes to be built in phase 7 of Lyon's Gate in the Gateway Area. The lots where this house plans will be built are zoned Single Family-Detached (SF-D) with a PAD overlay.

RECOMMENDED MOTION

Approve the findings of fact and ST12-08, four (4) standards plans (6401, 6402, 6403 and 5804) by Woodside Homes to be built on 68 lots in phase 7 of Lyon's Gate, Gateway Character Area subject to conditions.

APPLICANT/OWNER

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BACKGROUND/DISCUSSION

Overview:

The 114 lots where these plans are proposed are zoned Single Family-Detached (SF-D) since the creation of the Lyon's Gate PAD, July 22, 2003, Ordinance No. 1501 in rezoning case Z02-32. They are located within phase 7 of this Planned Area Development which is in the Gateway Character Area.

The lots where these plans are proposed constitute the larger lots in the master plan and enjoy the presence of two major accessible open spaces, tracts V and X and a smaller one, tract W which enhance the circulation and interaction opportunities.

Surrounding Land Use & Zoning Designations:

	Existing Land Use Category	Existing Zoning
North	Residential >3-5.5 DU/Acre	Single Family Detached (SF-D) with a PAD overlay
South	Residential >3-5.5 DU/Acre	Single Family Detached (SF-D) with a PAD overlay
East	Residential > 3-5.5 DU/Acre	Single Family -8 (SF-8) with a PAD overlay
West	Residential >3.5-5 DU/Acre	Single Family Detached (SF-D) with a PAD overlay
Site	Residential >3-5.5 DU/Acre	Single Family Detached (SF-D) with a PAD overlay

Project Data Table

Existing Zoning	Single Family Detached (SF-D) with a PAD overlay
Building Setbacks per Ord. No. 1501 Front	16.5' for living area
Building Setback Sides Street Side Setback	5' 16.5 (fences to be 8.5')
Building Setback Rear	12'
Lot Depth –Min/ Lot Area	69.5' (61' for cluster*)/ 2,780 sq. ft.
Building Height Proposed	19'-1" for the single-story to 28-10 3/4" for two-story
Lot Coverage per Ordinance No. 1501	50% - Proposed: 47% One-story & 43% two/three-story
Number of Lots:	114 lots

Square Footage Range	2,785 to 4,313 sq. ft.
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Per the LDC, in the SF-D district, a minimum of 10 feet shall be provided between dwelling units, measured from the exterior wall of the units.

DISCUSSION

The 114 lots where the four (4) new plans (6401, 6402, 6403 and 5804) will be built are conventional lots oriented north-south with rectangular shaped and 60' x 118.5' minimum dimensions. Two (2) of the plans are 2-story and the two single-story and offer three distinctive types or architecture: Ranch Territorial (A), Spanish Colonial (B), and Tuscan (C) which fit within the character of Lyon's Gate built phases. The plans also offer options such as: flexible interior areas to create additional rooms, optional casita or guest suite where the 1-car garage is proposed and a bonus room.

No neighborhood meeting is necessary since the existing housing (4 units) per latest aerial map (2010) are located on East Shannon Street which is four blocks north of the northern most lots where the proposed plans will be built.

APPLICANT'S RESPONSE TO STUDY SESSION OBSERVATIONS

The applicant resubmitted revised plans addressing staff and the Boards observations as follows:

- Plot plans were revised to include dimensions from the sidewalk to the front facing garages to be 20' or more.
- The minimum building setbacks legend on the plot plans was revised to note setbacks per ordinance No. 1501.
- Floor plans address interior dimensions for porches and patios to verify compliance with minimum dimensional requirements during plan review.
- The garage doors illustrated on the rendering constitute standard feature of the elevation proposed.
- Windows were added on bathrooms and walking closets on plans 6401, 6402 and 6403.
- Entrance doors were centered on the front elevations of plans 6401 and the massing of the columns on each side of the entrance on 6402 B was strengthened.

The remaining issue is the colors selected for the body and major stucco applications which are still mono-tone. Staff recommends revising the palettes further to provide more vivid and optimistic colors especially for the Ranch architectural style.

Plans Architectural Analysis:

- **Architectural Features: Roof lines:** diverse across plans with variation on the main and secondary lines.
- **Rear elevations:** mostly integrated patios with roof lines that reflect the main roof lines of the front elevations.
- **Detailing** decorative wrought iron, canales, pre-cast trims, stone veneer, decorative shutters and wood posts that fit the style the plans portray.

- **Color/materials schemes:** the builder offers 9 schemes and the roof tile selection and stone veneer to complement the architectural styles. Color schemes for the body and main stucco application needs to be diversified to establish a more vivid selection of palettes.
- **Massing & Detailing:** diverse massing enhanced with porches, substantial towers at the entry, use of veneer material, decorative features, pop outs, and stucco applications are used for the various styles of architecture proposed for these four plans.

FINDINGS

1. The project conforms to the General Plan, and specifically to the Land Use, Community Design, Environmental Planning Elements and the Gateway Character Area;
2. The project as conditioned is consistent with all applicable provisions of the Zoning Code and Ordinance No. 1501;
3. The project is compatible with adjacent and nearby development; and
4. The project design provides for safe and efficient provision of public services

STAFF RECOMMENDATION

Move to approve the findings of fact and ST12-08, four (4) standard plans (revised plans 6401, 6402, 6403 and 5804) by Woodside Homes, on 114 lots (lots 1525 to 1638), in phase 7 of Lyon's Gate PAD, subject to the following conditions:

1. All standard plans shall meet requirements set forth in the Resolution of the Design Review Board adopting standard residential house plan conditions approved on December 14, 2000.
2. All standard plan elevations shall be built per exhibits approved by the Design Review Board as presented at the public meeting of July 19, 2012 subject to conditions.
3. Four standard plans are approved for 114 (lots 1525 to 1638) of Lyon's Gate, PAD, Phase 7.
4. Prior to submittal of construction documents, the Applicant shall submit to the Planning Division the following revised information:
 - Revised color schemes with more vivid colors for the body and main stucco applications for the Ranch Territorial architectural style.
5. All standard plans shall adhere to the lot coverage and setback requirements stipulated by Ordinance No. 1501 in rezoning case Z02-32 and any subsequent amendment that applies to this Planned Area Development and the provisions of the Land Development Code.

Attachments and Enclosures:

1. Vicinity Map
2. Final plat pages highlighting the 68 lots where the 4 plans will be built (2 pp)
3. Plot plan, floor plans, option plans for plan 6401 (4 pp)
4. Plot plan, floor plans, option plans for plan 6402 (7 pp)
5. Plot Plan, floor plans, option plans for plan 6403 (12 pp)
6. Plot Plan, floor plans, option plans for plan 5804 (7 pp)
7. Streetscape

